

## 6.0 ALTERNATIVES

State CEQA Guidelines § 15126.6 (a) requires that an EIR include “a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen one or more of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decisionmaking and public participation.”

The project objectives are presented in Section 2.4 of this EIR.

### 6.1 ALTERNATIVES TO THE PROPOSED PROJECT

#### 6.1.1 Alternative 1 -No Project, No Development Alternative

##### **Description of Alternative**

Under the No Project Alternative, No Development Alternative, no development would occur on the Vintner's Square Shopping Center site. The nearly 30-acre site would remain vacant, as is the existing condition of the property. Roadway improvements to Highway 12 and Lower Sacramento Road and intersection improvements at Road A and Kettleman Lane/State Highway 12 would also not be made.

##### **Environmental Analysis**

##### Land Use and Planning

The proposed project would result in less than significant Land Use and Planning impacts, but it would require a general plan amendment and rezoning on a portion of the site to accommodate the proposed project. Under the No Project, No Development Alternative, there would be no need for a general plan amendment (from Neighborhood Commercial (NCC) and Planned Residential (PR) to all NCC); for a rezoning (from Commercial Shopping (C-S) and Single Family Residential (R-2) to all C-S. The existing vacant use of the property would remain. This alternative would result in no land use and planning impacts, rather than less than significant impacts of the proposed project.

##### Transportation and Circulation

The proposed project would result in less than significant project and cumulative impacts regarding intersection operations. The project would, however, result in significant impacts regarding project access and circulation due to the potential for queuing at the main access driveway during the PM peak hour. It would also result in significant impacts related to internal vehicular circulation due to aisle congestion at a few intersections with major entry roadways (Lower Sacramento Road and Kettleman Lane). Significant pedestrian circulation and access would result in significant impacts at the northwest corner of Lower Sacramento Road/Kettleman Lane intersection for on- and off-site access. Potential impacts of the proposed project would also result if ADA access is not provided at the bus turnout. Last, inconsistencies with the Westside Facilities Master Plan and Kettleman Lane Gap

Closure projects may result with the proposed project if project development is not carefully coordinated with these plans. Significant and potentially significant transportation and traffic impacts can be mitigated to a less than significant impact with the application of required mitigation measures. Consequently, the project effects would ultimately be less than significant.

This alternative would avoid all of the project's significant and potentially significant impacts without the need for mitigation. This would be the case since no retail shopping center would be developed on the project site. However, land needed for the Kettleman Lane Gap Closure project may not be dedicated to the City. If this were the case, the City may be forced to acquire the roadway right of way through another means, which is a cost not attributable to the proposed project.

### Air Quality

Vintner's Square Shopping Center would result in significant air quality impacts regarding long-term operations (for ROG and NO<sub>x</sub>) for both the project and cumulative projects. The project would result in less than significant short-term air quality impacts, assuming the implementation of mitigation measures. It would result in less than significant impacts regarding consistency with the Air Quality Attainment Plan (AQAP).

Alternative 1 would entirely avoid the significant operational project and cumulative impacts because it would not result in additional traffic.

### Noise

The proposed project would, with the application of mitigation measures, result in less than significant impacts regarding short-term construction. Less than significant long-term noise impacts would result with the project because a less than 3dBA noise level increase would result between the Existing Plus Approved Projects Plus Project and the Future (Year 2025) Plus Project noise conditions. However, significant stationary noise impacts would result primarily due to the loading dock activity at the northern portion of the shopping center. The No Project No Development alternative would completely avoid the significant stationary noise impact of the proposed project. It would also avoid ambient (although less than significant) noise increases with the project.

### Secondary Socioeconomic Effects

The proposed project would result in the introduction of new competition to the Lodi market that would have a less than significant impact on the Downtown shopping area and other shopping areas in the City of Lodi. The introduction of competition generated by the proposed project would not be substantial enough to lead to store closures, increased blight, crime, or other adverse physical impacts. With this alternative, no new competition would be introduced to the Lodi market that would have the potential to lead to adverse physical impacts such as store closures, blight, and crime. This alternative would avoid the less than significant impacts of the proposed project and have no impact with relation to secondary socioeconomic effects.

### Cultural Resources

No cultural or historical resources were identified on the proposed project site, but the potential for artifacts to be unearthed through grading activities does remain. Mitigation has been recommended that would require work stoppage in the event of discovery of potential cultural or historic artifacts, and consultation with a qualified archaeologist, County Coroner, and/or the Native American Heritage Commission. Under the No Project/No Development Alternative there would be no grading that would occur on the site, and thus no potential unearthing of sensitive cultural or historic resources. This alternative would result in no cultural or historic resource impacts, rather than the less than significant, with mitigation incorporation, impacts of the proposed project.

### Aesthetics / Visual Resources

The project would result in a change of the visual character of the site from open space to commercial land uses. Potentially significant impacts were identified related to lighting generated by the building, parking lot, and vehicles accessing the site. A significant and unavoidable impact was identified arising from the potential spillover of light from the proposed 'Road A' onto residential properties. The No Project/No Development Alternative would maintain the current status of the property and no new light/glare sources would be introduced on this site. This alternative would result in no new impacts, as opposed to those that require mitigation or remain unavoidable of the proposed project.

### Biological Resources

The No Project/No Development Alternative would avoid potential impacts related to project implementation. Therefore, the No Project/No Development Alternative would reduce the potential biological impacts of the proposed project to a level of no impact. Under the No Project/No Development Alternative, no habitat or open space acreage would be lost, and consequently, no compensatory fee would be required under the SJMSCP.

### Drainage and Water Quality

The No Project/No Development Alternative would avoid the introduction of new impervious surfaces (buildings, parking, access roads) as would be required with the proposed project. Runoff volumes would likely remain at pre-development levels. This alternative would reduce the less than significant hydrology and water quality impacts of the proposed project to a level of no impact.

### Public Services

The proposed project would increase the demand for police and fire protection services. The No Project/No Development Alternative would maintain the current undeveloped status of the property and would not impact existing police and fire services beyond existing conditions. This alternative would reduce the less than significant public service impacts of the proposed project to a level of no impact.

The proposed project would increase the demand for police and fire protection services. The No Project/No Development Alternative would maintain the current undeveloped status of the property and would not directly impact existing police and fire services beyond existing conditions. Indirectly, however, this alternative could significantly impact public services through a loss of property and

sales tax revenues. The General Plan identified the site for commercial and residential uses and thus planned for its development. Through the no development alternative, the property would remain in a vacant state and would not provide the ultimate property and sales tax revenues anticipated under General Plan conditions. Without these property and sales tax revenues, potentially significant impacts could result on public services. This alternative would indirectly increase the level of impact to a potentially significant level, as opposed to the less than significant level of the proposed project.

#### Public Utilities

The proposed project would increase the demand for water, wastewater, electric and gas power, storm drain, and solid waste utilities and services. The No Project/No Development Alternative would maintain the current undeveloped status of the property and would not impact existing utility and services beyond existing conditions. This alternative would reduce the less than significant public utility impacts of the proposed project to a level of no impact.

#### Soils and Geology

The proposed project identified less than significant impacts related to fault rupture, hazards from ground shaking, ground failure, erosion/loss of topsoil, expansive soils, and geologic/soil instability. A less than significant impact was also identified for with consistency with agricultural land uses. A significant and unavoidable impact was identified due to the loss of prime farmland that would result from the proposed project. This alternative would avoid the need to conduct any grading activities or soil importation. The No Project/No Development Alternative would maintain the property in its current state and reduce the identified less than significant impacts to no impact. Under this alternative, the project would remain in a vacant state and no loss of Prime Farmland would occur resulting in no impact.

#### Hazards and Hazardous Materials

With the No Project/No Development Alternative, the existing hazards and hazardous materials usage would remain on the site as they currently exist for the foreseeable future. The Phase 1 Environmental Assessment prepared by Kleinfelder, Inc. on August 7, 2002, noted the potential for hazardous materials within the soil. The recommendations outlined in this report included the identification and potential remediation of subsurface hazardous materials.

Section 3-13, Hazards and Hazardous Materials, identifies several mitigation measures to reduce potentially significant impacts related to identifying and removing (as applicable) hazardous materials. With the implementation of these mitigation measures, impacts would be reduced to less than significant levels. The No-Project alternative would reduce the less than significant hazardous materials impacts of the proposed project to a level of no impact

#### **Conclusions**

Because no development would occur on the proposed project site with the No Project/No Development alternative, significant physical impacts related to the proposed development on the project site would not occur with this alternative. Significant, potentially significant, and significant and unavoidable impacts associated with the proposed project would not occur.

The advantage of the No Project/ No Development Alternative is that it would avoid the significant, potentially significant, and significant and unavoidable impacts associated with related to land use, air quality, noise, transportation/circulation, cultural resources, aesthetics, loss of prime farmland, biologic resources, drainage and water quality, and hazardous materials.

The disadvantage of this alternative is that it would not meet any of the project objectives, as presented in Section 2.4 of this EIR.

### **6.1.2 Alternative 2 – Development Under Existing General Plan**

#### **Description of Alternative**

Under Alternative 2, the proposed project site would be reduced and a smaller retail shopping center limited to the area designated as Neighborhood Community Commercial (NCC) in the General Plan (refer to Exhibit 3.1-1 which indicates current General Plan land use designations). WinCo foods would not be proposed and only Lowe's would remain as the anchor tenant. A total of 216,959 square feet of retail shopping center would be proposed, including the retail anchor pad (refer to Exhibit 6-1). The project site would be limited to 22.39 acres and would be divided into seven parcels. A lot line adjustment would be completed to realign parcel boundaries in the southwest corner to allow development of additional parking for the shopping center. The applicant also owns the parcels to the west and to the north of the Alternative 2 project site. These parcels would largely be left in an undeveloped state with no change to their zoning or General Plan designations. However, since the applicant also owns parcels to the north and west, a driveway and a truck turnaround would be permitted to be located on these properties and a temporary detention basin would be installed on the parcel to the north.

#### **Environmental Analysis**

##### **Land Use and Planning**

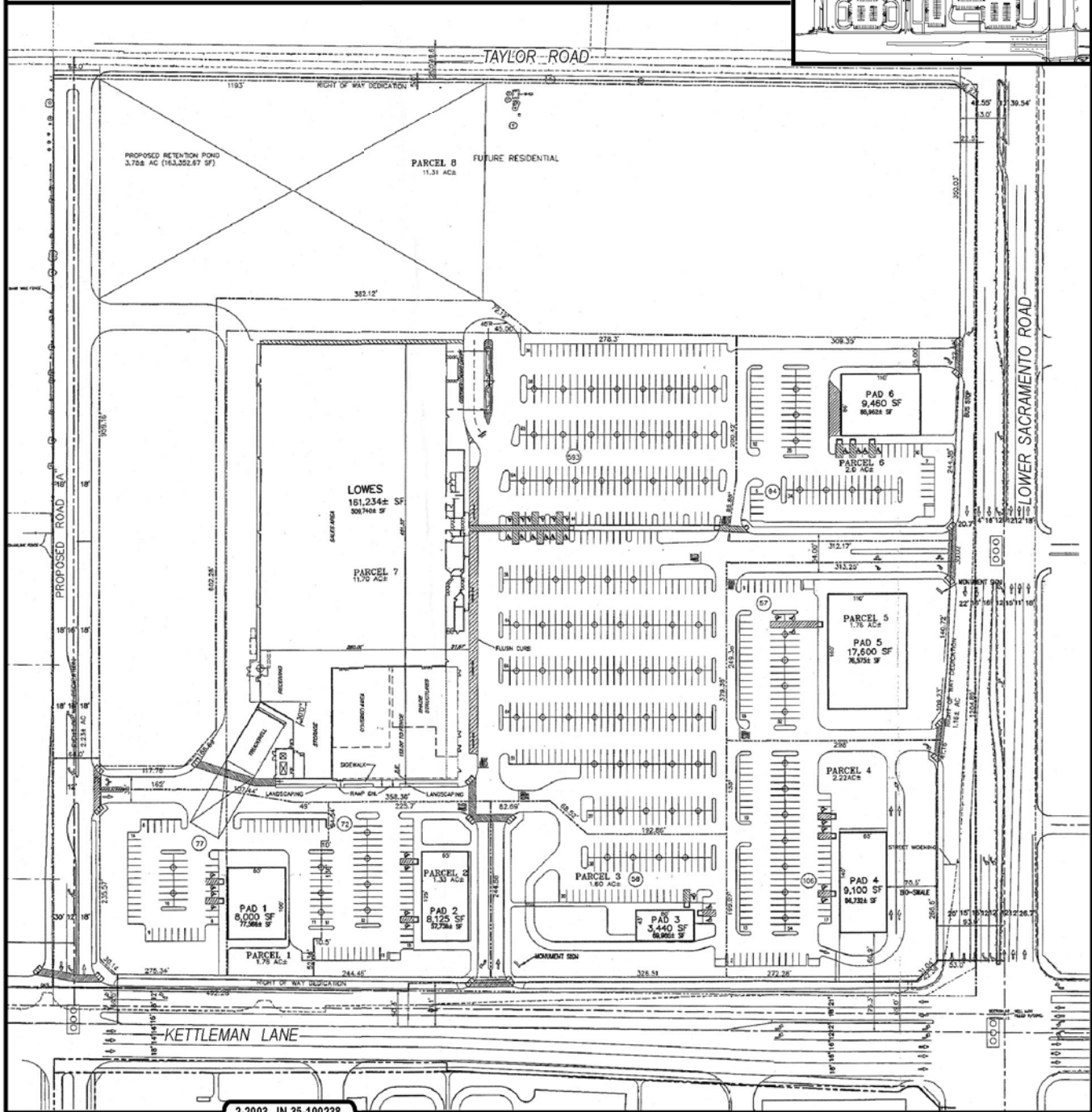
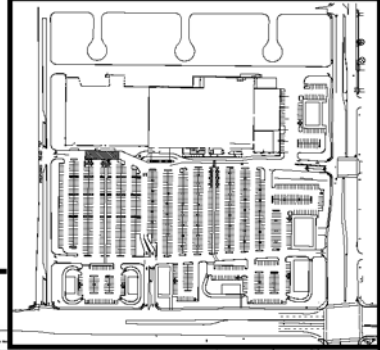
Alternative 2 development would ensure consistency with the general plan and zoning ordinance without the need for amendments to either. Development of the shopping center would be limited to the area currently designated for such use. No amendments to the General Plan or zoning ordinance would be required. The General Plan designates the project site proposed under this alternative as NCC with a corresponding zoning designation of Commercial Shopping (C-S). The parcels to the north and west, not included in this alternative, have General Plan designations of Planned Residential (PR) with corresponding zoning designations of Single Family Residential (R-2). The area currently designated as Planned Residential (PR) would largely be left in an undeveloped state.

The southern extent of the parcel to the west of the Alternative 2 project site would be reconfigured through completion of a lot line adjustment and would be included as part of the project site proposed under this alternative. The area would be used for parking for the shopping center. This area would maintain its PR General Plan designation and R-2 zoning designation. Parking is a permitted use on properties with General Plan designation of PR and in R-2 zones upon issuance of a conditional use permit.

## Alternative 2 Summary

SITE AREA (NET) = 22.39± Ac.  
 TOTAL BUILDING AREA = 216,959 SF  
 TOTAL PARKING STALLS = 1,087  
 PARKING RATIO = 4.87± STALLS/1,000 SF

### PROPOSED PROJECT SITE PLAN



Source: Phillippi Engineering

2-2003 JN 35-100238

The western half of the parcel to the north of the project site proposed under this alternative would be used as a temporary storm water retention basin. This area would be used for retention of storm water runoff from the project site, until such as time that the City completes development of the linear

park/detention basin planned in the Westside Facilities Master Plan. Use of this parcel as a storm water retention basin is permitted under its General Plan and zoning designations, PR and R-2 respectively, if the property owner is in agreement. As previously stated, this parcel and the parcel to the west of the proposed project site are owned by the same owner as the project site proposed under this alternative.

Alternative 2 would be consistent with the relevant General Plan policies identified in Section 3.1 of this EIR and would also be consistent with the zoning district regulation applicable to the project site. This alternative would also be consistent with the Westside Facilities Master Plan (Master Plan). The alternative would maintain the NCC designation and would fall below the maximum allowable floor-area-ratio (FAR) identified in the Master Plan. The proposed project would be developed at a 0.24 FAR (297,403 s.f. divided by 1,231,441.2 s.f. site acres). This alternative would be developed at a 0.22 FAR (216,959 s.f. divided by 975,308.4 site acres), less than that of the proposed project.

The project is proposed on a site designated, in the Westside Facilities Master Plan (Master Plan), as NCC. As discussed under Impact 4.1-A, the project would be consistent with the allowed uses of this commercial designation. The Master Plan designated 38 acres for commercial use on two sites. The project proposes development of approximately 22.39 acres, or approximately 15 acres less than the overall allowed commercial development in the Master Plan area.

This alternative would result eliminate the less than significant impacts of the proposed project in that it only proposes land uses consistent with those planned for in the General Plan, zoning ordinance, and the Master Plan. No General Plan amendments or rezoning would be required and the project would maintain consistency with the planned land uses. In addition, this alternative would result in a decreased FAR when compared to the proposed project.

#### Transportation and Circulation

The proposed project would result in reduced project and cumulative impacts regarding intersection operations when compared to the proposed project. The project would, however, result in significant impacts regarding project access and circulation due to the potential for queuing at the main access driveway during the PM peak hour. It would also result in significant impacts related to internal vehicular circulation due to aisle congestion at a few intersections with major entry roadways. Significant pedestrian circulation and access would result in significant impacts at the northwest corner of Lower Sacramento Road/Kettleman Lane intersection for on- and off-site access. Potential impacts of the proposed project would also result if ADA access is not provided at the bus stop. Last, inconsistencies with the Westside Facilities Master Plan and Kettleman Lane Gap Closure projects may result with the proposed project if project development is not carefully coordinated with these plans. Significant and potentially significant transportation and traffic impacts would be mitigated to a less than significant impact with the application of mitigation measures as required for the proposed project. Consequently, the project effects would ultimately be less than significant.

This alternative would allow for the development of a shopping center of the same character as the proposed project. Consequently, it would have the same peak hour of operations and the same retail shopping characteristics. Because it would develop with a somewhat smaller shopping center, this alternative would reduce impacts associated with the proposed project (e.g., queuing at the main access driveway during the PM peak hour and internal aisle congestion with main streets). However, significant pedestrian circulation and access would still result with this alternative at the northwest corner of Lower Sacramento Road/Kettleman Lane intersection for on- and off-site access due to the increased number of single-family homes. Potential impacts of the proposed project would also remain if ADA access is not provided at the bus stop.

### Air Quality

The proposed project would result in significant air quality impacts regarding long-term operations (for ROG and NOx) for both the project and cumulative projects. The project would result in less than significant short-term air quality impacts, assuming the implementation of mitigation measures. It would result in less than significant impacts regarding consistency with the Air Quality Attainment Plan (AQAP).

Alternative 2 would result in slightly reduced project and cumulative impacts regarding ROG and NOx, but would not entirely avoid the significant impact. Short-term air quality impacts, primarily arising from construction, would remain but at a slightly reduced level of significance. With a smaller project site, and by eliminating development of WinCo Foods, less construction would be required and there would be a corresponding decrease in short-term air quality impacts. Mitigation 3.3-A would still be applicable to the alternative, but the alternative would result in a slight reduction in impacts when compared to those of the proposed project.

The proposed project would exceed SJVAPCD tons/year significance thresholds for operational ROG and NOx emissions. Based on earlier discussions of the SJVAPCD GAMAQI, any project that would have an individually significant operational air quality impact would also be considered to have a significant cumulative air quality impact. This alternative would result in reduced ROG and NOx emissions proportionate to the reduction in project size and vehicle trips accessing the site. The project level and cumulative level impact would remain with this alternative but a reduced level than that of the proposed project.

Long-term operational impacts would remain with this alternative, but at a decreased level. By limiting the project area and eliminating development of WinCo foods, less power will be required to support the center and fewer vehicles will be traveling to and from the site. This alternative would have reduced long-term operational impacts than the proposed project proportionate to the decrease in power requirements and vehicle trips to and from the site.

This alternative would result in reduced air quality impacts arising from the decrease in project size, the amount of construction required, vehicles accessing the site, and the amount of power required for operation of the center. Short-term air quality impacts would be reduced from that of the proposed project due to the decreased construction requirements. Impacts would remain less than significant with mitigation. Long-term operational impacts and impacts arising from ROG and NOx emissions would remain significant and unavoidable, but would be at a proportionately reduced level than that of the proposed project.



### Noise

The proposed project would, with the application of mitigation measures, result in less than significant impacts regarding short-term construction. Less than significant long-term noise impacts would result with the project because a less than 3dBA noise level increase would result between the Existing Plus Approved Projects Plus Project and the Future (Year 2025) Plus Project noise conditions. However, significant stationary noise impacts would result with the proposed project primarily due to the loading dock activity at the northern portion of the shopping center.

Similar land uses would be developed with this alternative as with the proposed project, although less square footage of retail development would result, WinCo foods would be eliminated, and the project area would be decreased. The significant stationary noise impacts due to the operation of mechanical equipment and truck loading activity would be eliminated with this alternative in that the loading docks required for WinCo foods would be eliminated with the elimination of the grocer. Consequently, the significant stationary noise impacts due to operation of mechanical equipment and truck loading activity would be avoided with this alternative.

### Secondary Socioeconomic Effects

The proposed project would result in the introduction of new competition to the Lodi market that would have a less than significant impact on the Downtown shopping area and other shopping areas in the City of Lodi. The introduction of competition generated by the proposed project would not be substantial enough to lead to store closures, increased blight, crime, or other adverse physical impacts.

Alternative 2 would result in reduced impacts than those of the proposed project. Development of a shopping center of reduced size, without WinCo Foods, would result in a proportionately decreased amount of competition. This alternative would result in a project of a smaller scale therefore its secondary socioeconomic effects would proportionately be reduced than those of the proposed project.

### Cultural Resources

No cultural or historic resources were identified on the site. The potential for the disturbance of undiscovered resources remains a significant impact of the proposed project, for which mitigation has been recommended.

Alternative 2 would result in development of the site with a reduced extent of grading as the proposed project. The proposed project would result in the development of 28.27 acres. This alternative would result in the development of 22.39 acres, a decrease of approximately 6 acres. This alternative, and the proposed project, would have less than significant impacts on identified archeological resources, historic resources, and burial sites.

A significant impact would remain for the potential to uncover previously undiscovered resources during grading activities. Mitigation 3.6-D would be applicable to this alternative as well as the proposed project. While this impact would remain for this alternative, the potential to uncover undiscovered resources would be proportionately reduced with the reduced acreage of development.

### Aesthetics / Visual Resources

Significant impacts were identified for the proposed project associated with the light that would be introduced to the site. Impacts related to lighting of the parking lot, lights generated by vehicles circulating the lot, and lighting of the buildings have had mitigations recommended to reduce their level of significance to a less than significant level. Impacts arising from the introduction of light, and potential spillover, from the proposed 'Road A' were identified as significant and unavoidable.

With Alternative 2, impacts associated with the development of 'Road A' would remain. Light and glare impacts associated with the shopping center would be reduced under this alternative. Lighting of the shopping center proposed in this alternative would be reduced from that of the proposed project. The decreased project size and the elimination of WinCo foods would decrease the amount of signage and security lighting required by the project. Also, WinCo Foods is open 24 hours a day. By eliminating WinCo foods, operational lighting associated with 24-hour operation of the grocery store would be eliminated. This would also eliminate the amount of light generated by vehicles during nighttime hours. With the elimination of the 24-hour grocery store, there would be fewer vehicles accessing the site during nighttime hours. This alternative would also eliminate the nighttime trucks accessing the WinCo loading docks that are proposed at the rear of the grocery store under the proposed project.

This alternative would result in a project of a decreased size and would eliminate the 24-hour operation associated with WinCo foods. This would result in a corresponding decrease in the amount of light and glare generated at the project site as opposed to that of the proposed project. This alternative would reduce the aesthetic impacts of the proposed project.

### Biological Resources

Impacts related to biological resources under Alternative 2 would be similar to those under the proposed project. As with the proposed project, implementation of Alternative 2 would remove the agricultural and agricultural perimeter biotic habitats on the site, which could contain potential foraging areas for Swainson's hawk, a listed state species of special concern. However, as is the case with the original project, the abundance of available foraging areas throughout the local area would result in a less than significant impact.

Since Alternative 2 proposes the development of a smaller project site, it would result in a smaller conversion of land categorized as Multi-Purpose Open Space in the SJMSCP to urban uses. This alternative would result in the conversion of approximately 22.39 acres of Multi-Purpose Open Space, as opposed to the approximately 29 acres of the proposed project. The loss of this habitat and open space would be mitigated by payment of the in-lieu fee required by the SJMSCP. The implementation of this Alternative, therefore, would result in impacts that are reduced when compared to the original project.

### Drainage and Water Quality

Similar to the proposed project, drainage and water quality impacts under Alternative 2 would remain less than significant. Alternative 2 would result in a reduced amount of impervious surfaces compared to the original project, and consequently, a reduction in the volume of stormwater runoff. The reduced

amount of impervious surface would be a result of the smaller project size proposed under this alternative.

Reduced runoff rates would reduce the risk of on and off-site flooding. This alternative will however, still require stormwater treatment methods such as on-site detention in order to mitigate the potential water quality impacts that could result from polluted runoff generated by streets, paved parking lots, roofs and landscaping. This alternative includes the development of a temporary stormwater detention basin on the parcel to the north of the alternative project site.

As in the proposed project, mitigation measures would reduce impacts from this alternative to a level considered less than significant. Impacts arising from this alternative would be slightly reduced from those of the proposed project due to the decreased project size and decreased amount of impervious surfaces.

#### Public Services

The proposed project would increase the demand for police and fire protection services. Alternative 2 would result in decreased public service impacts than the proposed project. Alternative 2 would involve the construction of approximately 216,959 square feet of commercial floor space on approximately 22.39 acres, and would eliminate WinCo Foods.

The commercial portion of Alternative 2 would result in reduced public service impacts than the proposed project. The reduction in impacts would result from the reduction of project size and the elimination of the 24-hour grocery store. By eliminating WinCo Foods in this alternative, the demand for public services during late-night hours would be substantially decreased.

Impacts to public services would be reduced under Alternative 2 when compared to the proposed project. The reduction in project size, elimination of WinCo Foods, and the corresponding decrease in the number of people accessing the site and the decrease in operating hours would result in a decrease in the demand for public services over that of the proposed project.

#### Public Utilities

The proposed project would increase the demand for water, wastewater, electric and gas power, storm drain, and solid waste utilities and services. The potentially significant impacts of the proposed project would be reduced to less than significant impacts with the implementation of mitigation measures.

Alternative 2 would involve the construction of approximately 216,959 square feet of commercial floor space on approximately 22.39 acres. The commercial uses in Alternative 2 would result in reduced water, wastewater, electric and gas power, storm drain, and solid waste utility impacts than the proposed project due to the decrease in project size and the elimination of one of the anchor tenant, WinCo Foods. In addition to the overall decrease in project size, WinCo Foods operates 24-hours a day and therefore has a greater demand for public utilities than that of a store which closes during late-night hours.

Alternative 2 would increase demand for water, wastewater, electric and gas power, storm drain, and solid waste utilities and services, but at a reduced level than that of the proposed project. The potential

impacts of Alternative 2 would be reduced to less than significant levels with the implementation of mitigation measures.

### Soils and Geology

The proposed project identified less than significant impacts related to fault rupture, hazards from ground shaking, ground failure, erosion/loss of topsoil, expansive soils, and geologic/soil instability. A less than significant impact was also identified for with consistency with agricultural land uses. A significant and unavoidable impact was identified due to the loss of prime farmland that would result from the proposed project.

With Alternative 2, impacts related to fault rupture, hazards from ground shaking, ground failure, erosion/loss of topsoil, expansive soils, and geologic/soil instability would be the same as the proposed project. Likewise, impacts regarding consistency with agricultural land uses would also be the same as the proposed project.

This alternative would result in a significant and unavoidable impacts related to the loss of prime farmland. The impact would be reduced from that of the proposed project in that the amount of prime farmland lost under this alternative would be less than that of the proposed project. The proposed project would result in the loss of approximately 29 acres of prime farmland, whereas this alternative proposes a smaller project site and would result in the loss of 22.39 acres of prime farmland.

The loss of prime farmland would remain a significant and unavoidable impact under this alternative, but would be reduced from that of the proposed project.

### Hazards and Hazardous Materials

The proposed project would involve the identification and potential remediation of subsurface hazardous materials. Section 3-13, Hazards and Hazardous Materials, identifies several mitigation measures to reduce potentially significant impacts related to identifying and removing (as applicable) hazardous materials. Specifically, impacts related to potential subsurface hazardous materials had mitigations recommended to reduce their level of significance to a less than significant level.

Alternative 2 would likely require similar mitigation measures as the proposed project. The extent of area susceptible to the presence of subsurface hazardous materials would be reduced under this alternative due to the decreased project area. Therefore, Alternative 2 would likely result in similar but slightly reduced impacts than that of the proposed project.

### **Conclusions**

Alternative 2 would result in a development of decreased floor area and acreage than that of the proposed project. All impacts would be slightly reduced due to the decreased scope of the project and the amount of development and ground disturbance required for project implementation. Similar, but slightly reduced impacts, would occur with relation to hazardous materials, geology, public utilities, drainage and water quality, secondary socioeconomic effects, biological resources, cultural resources, and air quality. Substantially reduced impacts would occur with relation to loss of prime farmland,

noise, traffic, light and glare, and public services. Impacts related to Land Use and Planning would be reduced from less than significant levels to no impact.

The advantage of the Development Under the Existing General Plan Alternative is that it would avoid the need for a General Plan amendment and rezoning and would be consistent with planned land uses while meeting the projects objectives. The project would also result in a decreased FAR, and decreased extent of grading. In addition, the elimination of a 24-hour operation at the center will avoid many impacts that can arise from such an operation such as late-night impacts on public services and utilities. Eliminating the 24-hour operation and eliminating the need for vehicles to access the site during late-night hours would substantially decrease the generation of light during those hours. The stationary noise impacts associated with WinCo Foods loading docks would also be eliminated.

Due to the reduction in vehicle trips associated with Alternative 2, it would also reduce air quality impacts associated with the proposed project. Since the need for loading docks would be reduced with this alternative, stationary source noise impacts would similarly be reduced from project levels. Secondary socioeconomic effects would be slightly reduced with this alternative, although all secondary socioeconomic effects were found to be less than significant with the proposed project.

The disadvantage of Alternative 2 is that, while it would meet all of the project objectives, it may not do so with the same benefits as that of the proposed project. One of the identified objectives is to result in a net fiscal benefit to the City. While the project will still fiscally benefit the City, it may not do so at the same level as the proposed project due to the decreased scale and elimination of WinCo Foods.

### **6.2.3 Alternative 3 – Locally-Serving Commercial Retail Center, and Residential Component**

#### **Description of Alternative**

For Alternative 3, the project site would be developed into a neighborhood, locally-serving retail center including along the Highway 12 frontage. These uses would include, for example, beauty salon, coffee house, pizza parlor, mail center, record store, and similar neighborhood shopping center stores. A general plan amendment and associated rezoning would be required for the southwest portion of the site to place retail uses on property currently designated for Planned Residential (PR) uses. Given the types of uses, this Alternative would only be assumed to support a development of approximately 14 acres (609,840 site s.f. @ 0.24 FAR = 146,362 s.f.), or half of the acreage of the proposed project. The remaining portion of the site would be developed into residential uses, consistent with those allowed north of the proposed project under the Low Density Residential (LDR) residential designation for the remaining 14.87 acres (98 units @ 7.0 du/ac).

#### **Environmental Analysis**

##### **Land Use and Planning**

As with the proposed project, Alternative 3 would require a general plan amendment and related rezoning. However, the alternative would require a general plan amendment on the southwestern portion from PR to NCC, and along the northern portion from NCC to PR. The need for the general plan amendment and rezonings in and of themselves is not considered a significant impact. The

alternative project site would be bordered by Highway 12 along the south, as with the proposed project.

Locally-serving, “neighborhood” types of retail uses could theoretically be developed anywhere in the City designated for commercial use, and with local collector or arterial access. However, sites appropriate for the development of regionally-serving commercial/retail uses depend on roadway access by arterials, highways or freeway access to accommodate the volume of traffic that may visit the site; the proposed project, for example, anticipates 14,941 average daily trips and necessitates – as mitigation – widening of Highway 12 along the project frontage. Consequently, development of a locally-serving, “neighborhood” retail center is not viewed as the “highest and best use” of the property. However, this would not result in an adverse environmental effect and it not, therefore, considered a significant impact of the alternative.

### Transportation and Circulation

The proposed project would result in less than significant project and cumulative impacts regarding intersection operations. The project would, however, result in significant impacts regarding project access and circulation, and internal vehicular circulation due to aisle congestion at a few intersections with major entry roadways (Lower Sacramento Road and Kettleman Lane). Significant pedestrian circulation and access would result in significant impacts at the northwest corner of Lower Sacramento Road/Kettleman Lane intersection for on- and off-site access. Potential impacts of the proposed project would also result if ADA access is not provided at the bus turnout. Last, inconsistencies with the Westside Facilities Master Plan and Kettleman Lane Gap Closure projects may result with the proposed project if project development is not carefully coordinated with these plans. Significant and potentially significant transportation and traffic impacts can be mitigated to a less than significant impact with the application of required mitigation measures. Consequently, the project effects would ultimately be less than significant.

Under this alternative, approximately 98 residential units would be developed and about half of the retail. The retail uses would be less intensive in nature than the proposed project supporting such uses as beauty salon, coffee house, pizza parlor, mail center, record store, and similar neighborhood shopping center. This alternative would avoid or reduce project-related significant impacts of internal vehicular circulation due to aisle congestion at a few intersections with major entry roadways (Lower Sacramento Road and Kettleman Lane) because the volume of commercial uses would be reduced. It would also reduce potential for queuing at the main access driveway during the PM peak hour since the traffic volumes would be less and peak hour less pronounced. The alternative would reduce potential inconsistencies with the Westside Facilities Master Plan design and Kettleman Lane Gap Closure project.

Unlike the proposed project, however, the project would increase residential traffic along Road A, Lower Sacramento Road and Kettleman Lane. These residential uses may be unable to fund intersection improvements along Kettleman Lane, leaving additional costs potentially to the City of Lodi. Furthermore, no land would be dedicated for the Kettleman Lane improvements because this smaller retail commercial project would not support such dedication. The costs for this roadway improvement may need to be borne by the City of Lodi.

### Air Quality

Vintner's Square Shopping Center would result in significant air quality impacts regarding long-term operations (for ROG and NOx) for both the project and cumulative projects. The project would result in less than significant short-term air quality impacts, assuming the implementation of mitigation measures. It would result in less than significant impacts regarding consistency with the Air Quality Attainment Plan (AQAP). This alternative would result significant project and cumulative impacts regarding ROG and NOx, although at a slightly lesser level due to an anticipated slight reduction in traffic levels. Similar less than significant impacts would result for this alternative as for the project.

### Noise

The proposed project would, with the application of mitigation measures, result in less than significant impacts regarding short-term construction. Less than significant long-term noise impacts would result with the project because a less than 3dBA noise level increase would result between the Existing Plus Approved Projects Plus Project and the Future (Year 2025) Plus Project noise conditions. However, significant stationary noise impacts would result primarily due to the loading dock activity at the northern portion of the shopping center.

It is unlikely that beauty salon, coffee house, pizza parlor, mail center, record store, and similar neighborhood shopping center uses would receive deliveries (or few in number only) by diesel trucks at loading bays behind the stores. Therefore, it is anticipated that, due to the types of uses that would be developed with this alternative, that this alternative would avoid significant stationary noise impacts of the proposed project.

### Secondary Socioeconomic Effects

The proposed project would result in the introduction of new competition to the Lodi market that would have a less than significant impact on the Downtown shopping area and other shopping areas in the City of Lodi. The introduction of competition generated by the proposed project would not be substantial enough to lead to store closures, increased blight, crime, or other adverse physical impacts. This alternative would result in the development of a retail center primarily intended to serve those living in close proximity. This would result in a center that may directly compete with the Downtown shopping area, and the retail shops along Kettleman Lane, Lodi Avenue, and Cherokee Lane. These areas have shops similar to those proposed with this alternative. Development of a locally-serving, retail shopping center would introduce stores that would directly compete with stores of a similar nature in the other shopping areas of Lodi. This increased competition could potentially lead to store closures, that could lead to increased vacancies, blight, crime and other adverse physical impacts. This alternative would have potentially greater impacts by result in a potentially significant impact, as opposed to the less than significant impact of the proposed project. Cultural Resources

No cultural or historic resources were identified on the site. The potential for the disturbance of undiscovered resources remains a significant impact, for which mitigation has been recommended. The 'Locally-Serving Commercial Retail Center, and Residential Component' Alternative would result in development of the site with a similar extent of grading as the proposed project. With a similar grading footprint, impacts to cultural resources would be similar. This alternative, and the proposed project, would have less than significant impacts on identified archeological resources,

historic resources, and burial sites. A significant impact would remain for the potential to uncover previously undiscovered resources during grading activities. Mitigation 3.6-D would be applicable to this alternative as well as the proposed project.

#### Aesthetics / Visual Resources

The proposed project identified significant impacts associated with the light that would be introduced to the site. Impacts related to lighting of the parking lot, lights generated by vehicles circulating the lot, and lighting of the buildings have had mitigations recommended to reduce their level of significance to a less than significant level. Impacts arising from the introduction of light, and potential spillover, from the proposed 'Road A' were identified as significant and unavoidable. With this alternative, development of 'Road A' would likely occur and the significant and unavoidable impact would remain. This alternative would result in a strip mall type of development pattern as opposed to a shopping center type of footprint of the proposed project. Strip mall developments are considered to be less aesthetically appealing than center types of development. This alternative would result in a potentially significant impact to aesthetics by resulting in a strip mall style of development. This would be a greater impact than that of the proposed project.

#### Biological Resources

Impacts related to biological resources under Alternative 3 would be similar to those under the original project and the previously-described Alternative 2 project. As with these projects, implementation of Alternative 3 would remove the agricultural and agricultural perimeter biotic habitats on the site, which could contain potential foraging areas for Swainson's hawk, a listed state species of special concern. However, as is the case with the previously-described projects, the abundance of available foraging areas throughout the local area would result in a less than significant impact.

As Alternative 3 proposes the development of the entire project site, it would also result in the conversion of approximately 29 acres of land categorized as Multi-Purpose Open Space in the SJMSCP to urban uses. The proportion of commercial to residential land use would be different than the original project and Alternative 2, but the amount of habitat and open space lost would be the same. As a result, the level of impact would be the same. The loss of this habitat and open space would be mitigated by payment of the in-lieu fee required by the SJMSCP. The implementation of this Alternative would therefore likely result in impacts that are similar to the original project and Alternative 2.

#### Drainage and Water Quality

As with the proposed project and Alternative 2, drainage and water quality impacts under Alternative 3 would remain less than significant. Because Alternative 3 proposes a greater proportion of single-family housing to commercial development, it would result in the construction of less impervious area than either of the previous project alternatives, and would consequently generate less runoff. Reduced runoff volumes would reduce the risk of on and off-site flooding. This alternative will however, still require stormwater treatment methods such as on-site detention in order to mitigate the potential water quality impacts that could result from polluted runoff generated by streets, paved parking lots, roofs and landscaping. As with the proposed project, mitigation measures would reduce impacts from this alternative to a level considered less than significant.



### Public Services

The proposed project would increase the demand for police and fire protection services. Alternative 3 would result in greater public service impacts than the proposed project. Alternative 3 would involve the construction of approximately 146,362 square feet of commercial floor space and approximately 98 residential units. The commercial portion of Alternative 3 would result in similar, but less, public service impacts than the proposed project. However, the residential portion of Alternative 3 would further impact police and fire services, and would result in new impacts related to schools, parks and recreation services, and library services. This alternative would result in more residents than anticipated by the General Plan for this property, which could potentially result in significant impact on public services. Alternative 3 would result in potentially greater public service impacts than the proposed project.

### Public Utilities

The proposed project would increase the demand for water, wastewater, electric and gas power, storm drain, and solid waste utilities and services. The potentially significant impacts of the proposed project would be reduced to less than significant impacts with the implementation of mitigation measures. Alternative 3 would involve the construction of approximately 146,362 square feet of commercial floor space and approximately 98 residential units. The commercial and residential uses in Alternative 3 would result in greater water, wastewater, electric and gas power, storm drain, and solid waste utility impacts than the proposed project. The potential impacts of Alternative 3 would likely be reduced to less than significant levels with the implementation of mitigation measures. Nonetheless, Alternative 3 would result in greater public utilities impacts than the proposed project.

### Soils and Geology

The proposed project identified less than significant impacts related to fault rupture, hazards from ground shaking, ground failure, erosion/loss of topsoil, expansive soils, and geologic/soil instability. A less than significant impact was also identified for with consistency with agricultural land uses. A significant and unavoidable impact was identified due to the loss of prime farmland that would result from the proposed project. Under this alternative, impacts related to soils and geology would essentially be the same. The project would have a smaller footprint, resulting in less ground disturbance and soil importation. It is assumed that while the alternative would have different tenants, the structural development would occur in a similar manner. The large tenant spaces would likely be segmented into smaller retail store. The less than significant impacts identified in the proposed project would remain with this alternative. It is assumed that this alternative would allow development over the same area of the property as the proposed project, and therefore the loss of prime farmland would be of the same scale, therefore the loss of prime farmland would remain significant and unavoidable, similar to that of the proposed project.

### Hazards and Hazardous Materials

The proposed project would involve the identification and potential remediation of subsurface hazardous materials. Section 3-13, Hazards and Hazardous Materials, identifies several mitigation measures to reduce potentially significant impacts related to identifying and removing (as applicable) hazardous materials. Specifically, impacts related to potential subsurface hazardous materials had

mitigations recommended to reduce their level of significance to a less than significant level. Alternative 3 would likely require similar mitigation measures as the proposed project. Therefore, Alternative 3 would likely result in similar impacts.

## **Conclusions**

Similar ground disturbance would occur with the 'Locally-Serving Commercial Retail Center, and Residential Component' Alternative that would result in impacts similar to those of the proposed project with relation to hazards/hazardous materials, drainage/water quality, traffic and biological resources and prime farmland. This alternative would increase demand on public utilities and services. Ground disturbance would occur over a smaller area that would have slightly smaller impacts related to air quality.

The disadvantage of this alternative is that it would not meet all the objectives of the project as described in Section 2.4 of this EIR. The project would not meet the needs of the current residents of the City of Lodi. Other neighborhoods have developments with similar businesses as those proposed in this alternative, so there would be increased competition to existing businesses in the other shopping areas in Lodi. In addition, since this project would not serve a need of local Lodi consumers that is not already available in other areas of the city, consumers would need to travel outside of the area to purchase the types of goods proposed to be sold at the proposed center. Having to travel outside of the city would increase the amount of vehicle miles traveled, which would result in increased vehicle emissions. With the proposed project, consumers would be able to purchase project-related (e.g. home improvement) goods in Lodi and, thereby, avoid the need to travel outside of the City and, therefore, decrease the amount of vehicle miles traveled. Also, this alternative would not serve the large market area that extends west to Rio Vista, east to Jackson, north to Galt, and south to North Stockton, as well as the communities of Thornton, Lockeford, Clements, Woodbridge, and Victor as identified as a project objective.

### **6.1.4 Alternative 4 – Alternative Highway 12 Site**

#### **Description of Alternative**

Alternative 4 examines the environmental effects of developing the proposed project uses on another site further west of the project site, along Highway 12. Because this alternative site would be outside the City of Lodi sphere of influence boundaries, it would be reviewed under San Joaquin County guidelines. The Alternative 4 project site is zoned Agriculture, 40-acre parcel minimum (AG-40) under the San Joaquin Zoning Ordinance. The site would, as with the proposed project, be bordered along the south by Highway 12 and would develop with (±) 297,015 s.f. of retail commercial land uses.

#### **Environmental Analysis**

##### **Land Use and Planning**

The alternative site is located further west of the project site, along Highway 12, but in San Joaquin County. This site would be outside of the City of Lodi municipal boundary, and outside of the sphere of influence (SOI). Therefore, the Alternative 4 development scenario would require administrative approvals beyond those required for project development in the City of Lodi.

It is possible that the site could only be considered for developed under a few scenarios. For example, the site would need to obtain a general plan amendment and rezoning from San Joaquin County for development of commercial uses on agriculturally designated land. This may also require County approval of one or more subdivision or parcel maps to create a parcel of the appropriate minimum acreage for the commercial use as well as for the property outside of the commercial development area to retain its consistency with the County's AG-40 zoning. These actions would be similar to the project requested actions by the City of Lodi but may be more difficult considering the County's strong policy direction to retain agricultural land. . "To allow agriculture to operate as efficiently as possible and to help assure its continued existence, it is desirable to keep as many incompatible uses out of the agricultural areas as possible. In addition, it is necessary to maintain parcels large enough for agricultural operations to be economically feasible and competitive in a commercial market." (San Joaquin County. July 29, 1992a).

More than likely, then, the site would need to be annexed into the City of Lodi SOI and all land between the commercial site and the City of Lodi (annexed properties need to be contiguous). Annexation of the site and all land between the commercial site and the City of Lodi would have growth inducing implications as well by removing barriers to development and placing the properties in a state that would enable future annexation from the County's jurisdiction to the City's.

Consequently, a commercial development in the County would conflict with County general plan policies and zoning ordinance guidance and regulations to maintain agricultural properties in agricultural production, or to maintain properties available for such use. The additional need to create parcels to retain as much consistency with the AG-40 acreage requirements outside of the commercial development area is considered an additional administrative and procedural burden that would not occur with the proposed project. It is also considered a significant and adverse impact to San Joaquin County agricultural policies and zoning regulations.

Similarly, undergoing the LAFCO process to amend the City of Lodi SOI would be an additional administrative and procedural process not required with the proposed project.

#### Transportation and Circulation

Less than significant project and cumulative intersection operations impacts would result from the proposed project. The project would, however, result in significant impacts regarding project access and circulation due to the potential for queuing at the main access driveway during the PM peak hour. It would also result in significant impacts related to internal vehicular circulation due to aisle congestion at a few intersections with major entry roadways. Significant pedestrian circulation and access would result in significant impacts at the northwest corner of Lower Sacramento Road/Kettleman Lane intersection for on- and off-site access. Potential impacts of the proposed project would also result if ADA access is not provided at the bus turnout. Last, inconsistencies with the Westside Facilities Master Plan and Kettleman Lane Gap Closure projects may result with the proposed project if project development is not carefully coordinated with these plans. Significant and potentially significant transportation and traffic impacts can be mitigated to a less than significant impact with the application of required mitigation measures. Consequently, the project effects would ultimately be less than significant.

This alternative would not avoid the project significant impacts regarding internal circulation and potential queuing with Kettleman Lane because the design of the project would be the same, just further down Highway 12. It could be unable to provide pedestrian circulation to on- and off-site locations since no development would be adjoining for pedestrians to try and gain access to. Alternatively, if pedestrians chose to walk to the shopping center under this alternative, they may not have the safety of pedestrian sidewalks to and from the City of Lodi. No public transit services would serve the site under this alternative as well. The lack of public transit services and pedestrian facilities could result in an increase the amount of traffic to the site, in that access options available to developments within the city limits would not be available to this project. This alternative would not need to conform to the Westside Facilities Master Plan. Under this alternative, land dedication would still be made for Kettleman Lane improvements, but the roadway widening would be discontinuous with other improved portions of Highway 12 in the City of Lodi.

#### Air Quality

This alternative would allow for the development of the proposed project at a location further east along Highway 12. Vintner's Square Shopping Center would result in significant air quality impacts regarding long-term operations (for ROG and NOx) for both the project and cumulative projects. The project would result in less than significant short-term air quality impacts, assuming the implementation of mitigation measures. It would result in less than significant impacts regarding consistency with the Air Quality Attainment Plan (AQAP). This alternative would result in increased air quality impacts as the proposed project. An alternative location on Highway 12 would require consumers to travel farther than with the proposed project and, thereby, result in increased vehicle miles traveled. The increase in vehicle miles traveled would proportionately increase vehicle emissions and air quality impacts. This alternative would result in greater air quality impacts than the proposed project.

#### Noise

The proposed project would, with the application of mitigation measures, result in less than significant impacts regarding short-term construction. Less than significant long-term noise impacts would result with the project because a less than 3dBA noise level increase would result between the Existing Plus Approved Projects Plus Project and the Future (Year 2025) Plus Project noise conditions. However, significant stationary noise impacts would result primarily due to the loading dock activity at the northern portion of the shopping center.

This alternative would result in the same generation of noise as the proposed project. However, the approved 33-unit G-REM project would not be situated adjacent to, and north of, the proposed shopping center. By siting this project away from sensitive receptors, the alternative would avoid significant stationary source noise impacts of the proposed project. This alternative would however result in long term increased in ambient noise levels at the alternative location. An alternative location on Highway 12 would likely be surrounded by agricultural land. The development of a retail center in this area would result in substantial increases in ambient noise levels, and potentially result in a significant impact.

### Secondary Socioeconomic Effects

The proposed project would result in the introduction of new competition to the Lodi market that would have a less than significant impact on the Downtown shopping area and other shopping areas in the City of Lodi. The introduction of competition generated by the proposed project would not be substantial enough to lead to store closures, increased blight, crime, or other adverse physical impacts. This alternative would have similar impacts as the proposed project. It is assumed that the tenants would remain the same under this alternative. The anticipated tenants represent large national chains that serve a regional or extended local market. The alternative location wouldn't differ greatly with the proposed project with regards to the amount of business the center would receive as the nature of the tenants retail establishments is that they attract consumers from a large market area who would be willing to drive to an alternate Highway 12 location. With essentially the same amount of business, it can be expected that this alternative would have secondary socioeconomic impacts similar to the proposed project.

### Cultural Resources

The potential for the disturbance of undiscovered resources remains a significant impact, for which mitigation has been recommended. This impact would apply under this alternative as well, as the potential for disturbance of undiscovered cultural and historic resources is present during any grading activities on vacant properties. This alternative could, potentially, have greater impacts related to cultural and historic resources depending on the individual site selected and the possible occurrence of resources. The proposed project site has had a cultural and historical resources evaluation conducted, with the conclusion that there are no such resources on site. The presence or absence of cultural/historic resources has not been assessed for an alternative location, so the level of any potential impact cannot be determined. A significant impact would remain for the potential to uncover previously undiscovered resources during grading activities. Mitigation 3.6-D would be applicable to this alternative as well as the proposed project.

### Aesthetics / Visual Resources

Selection of an alternative site, west on Highway 12, would likely result in greater impacts than the proposed project. The proposed project site is located within the City of Lodi and is adjacent to a number of commercial centers of a similar size and scope, representing a comparable aesthetic environment. Potential alternative sites on Highway 12 would not be located in this same environment, and would likely be surrounded by agricultural properties. The identified impacts associated with lighting, both of the project site and from vehicles accessing the site, would be far more evident at an alternative location surrounded by agriculture. Lighting at the proposed project site is somewhat indecipherable from that generated by adjacent land uses. With this alternative, the project would be the only substantial light source in an open space area, surrounded by agriculture. The isolation of an alternative site on Highway 12 would magnify its visual impacts.

Additionally, impacts identified as less than significant with the proposed project would likely be significant with this alternative. An alternative project location would likely result in a degradation of the alternative sites visual character. The visual character of an alternative site along Highway 12 would probably be best characterized as being agricultural and open space. Introduction of an urban

commercial land use such as the proposed shopping center would likely be perceived as a degradation of the visual character of the site and its surroundings.

### Biological Resources

The habitat assessments conducted on the original project site did not reveal the presence of any jurisdictional wetlands or other regulated habitats, nor did they confirm the presence of any special status plant or wildlife species. The assessments concluded that these species were not likely to occur on the site, based on the observed conditions of the site. Given Alternative 4's proximity to the original project site and the similarity of its physical characteristics, similar findings regarding potential biological resource impacts would be anticipated. Any loss of potential foraging area for Swainson's hawk would be mitigated by the fact that similar habitat is abundant and available within close proximity of the site. The general loss of habitat and open space would be mitigated by the project sponsor's payment of mitigation fees under the terms of the SJMSCP. Because of the similarity in physical characteristics between Alternative 4 and the original project site, the mitigation fee (\$845 per acre for land categorized as Multi-Purpose Open Space) would be the same. As with the original project, the potential biological resource impacts would be reduced to less than significant levels.

### Drainage and Water Quality

Potential drainage and water quality impacts of Alternative 4 would be similar to the original project, as this alternative proposes the same amount of impervious surface area. The on-site detention basin proposed as mitigation for the original project would also reduce impacts from the implementation of Alternative 4 to a less than significant level.

### Public Services

The proposed project would increase the demand for police and fire protection services. Impacts related to police and fire protection services would be considered less than significant. Alternative 4 would result in greater public service impacts than the proposed project. Alternative 4 would involve the construction of the proposed project in an area that is currently outside of the City limits and service zones of the Lodi Police and Fire Departments. Depending on the location of the site, this alternative could have a negative impact on the response time goals of the Police and Fire Departments. Additional staff and facilities may be required to maintain existing levels of service and average response times. Because of potential impacts to police and fire service levels and response times, Alternative 4 could result in potentially significant impacts. Impacts would likely be mitigated to less than significant impacts with the payment of development impact fees. Nonetheless, Alternative 4 would result in greater public utilities impacts than the proposed project.

### Public Utilities

The proposed project would increase the demand for water, wastewater, electric and gas power, storm drain, and solid waste utilities and services. The potentially significant impacts of the proposed project would be reduced to less than significant impacts with the implementation of mitigation measures. Alternative 4 would involve the construction of the proposed project at an alternative site that is not currently located in the City of Lodi. Alternative 4 would likely require the extension of

water, wastewater, storm drain, and power utility lines from existing lines in the City of Lodi to the project site. Service area boundaries of City utilities would also need to be expanded to serve the site. The likelihood of the City expanding water, wastewater, and storm drain services outside of the City limits to serve the project proposed under this alternative is minimal. Therefore, the proposed project would result in potentially greater impacts public utility impacts than the proposed project.

### Soils and Geology

The proposed project identified less than significant impacts related to fault rupture, hazards from ground shaking, ground failure, erosion/loss of topsoil, expansive soils, and geologic/soil instability. A less than significant impact was also identified for with consistency with agricultural land uses. A significant and unavoidable impact was identified due to the loss of prime farmland that would result from the proposed project. With this alternative, impacts related to soils and geology would be dependent on the particular site chosen. It is likely that an alternative site along Highway 12 would have characteristics similar to the proposed project site, with the surrounding properties having a greater emphasis on agriculture as opposed to the urban land uses adjacent to the proposed project site. The agricultural lands along Highway 12 are generally flat and no faults have been identified within a close distance of the proposed project site. Impacts related to fault rupture, soil erosion, and strong seismic ground shaking would largely be the same as the proposed project. This alternative would result in a greater impact with regards to loss of Prime Farmland. An alternative location along Highway 12 would likely be classified as Prime Farmland, as much of the soils in San Joaquin County have been recognized as prime farmland soils. While the proposed project site has been classified as Prime Farmland, it is zoned for commercial and residential use and is located within the City of Lodi. The City of Lodi General Plan identified the loss of Prime Farmland as a significant and unavoidable impact. Measures were recommended to reduce the impact and to preserve agricultural lands outside of the City, such as development of a buffer between the City's urban land uses and the County's agriculture. An alternative site on Highway 12 would likely be surrounded by agricultural land uses and development of a commercial shopping center would be incompatible with such uses. The development of a commercial shopping center surrounded by agricultural lands may lead to the incremental loss of Prime Farmland and encourage similar developments to occur on the County's prime farmlands. Development at the proposed project site would concentrate urban land uses within the City of Lodi, while preserving County properties for agriculture. This alternative would result in similar less than significant impacts related to fault rupture, hazards from ground shaking, ground failure, erosion/loss of topsoil, expansive soils, and geologic/soil instability. It would have a greater significant and unavoidable impact with relation to the loss of prime farmland, in that while the extent of ground disturbance may at the same level, commercial development on the County's agricultural lands may encourage similar developments to occur on adjacent properties. This alternative would also result in a potentially significant impact associated with the compatibility with agricultural land uses in that an alternative project site would likely be characterized as having a greater agriculture emphasis and would occur on County lands where agriculture is promoted as opposed to the City where the concentration of urban land uses is supported.

### Hazards and Hazardous Materials

The historical land use at this site would be similar to the project site since they are both vacant land in an agricultural area. Section 3-13, Hazards and Hazardous Materials, identifies several mitigation measures to reduce potentially significant impacts related to identifying and removing (as applicable)

hazardous materials. Specifically, impacts related to potential subsurface hazardous materials had mitigations recommended to reduce their level of significance to a less than significant level. Alternative 4 would likely require similar mitigation measures as the proposed project. Therefore, Alternative 4 would likely result in similar impacts.

## **Conclusions**

Similar ground disturbance would occur with the 'Alternative Highway 12 Site' Alternative that would result in impacts similar to those of the proposed project with relation to soils and geology, hazards/hazardous materials, drainage/water quality, traffic and biological resources. This alternative would increase demand on public utilities and services. This alternative would also result in increased aesthetic and noise impacts, and would have the potential to lead to greater impacts associated with the loss of prime farmland.

The advantage of the Alternative Highway 12 Site Alternative is that it would avoid potential conflicts between residential and commercial land uses, and relocate the proposed projects noise and air quality impacts to an area with a lower concentration of sensitive receptors.

The disadvantage of this alternative is that could lead incrementally to greater loss of agricultural land, and would directly conflict with the agricultural character of the rural lands of San Joaquin County. The projects aesthetic impacts would be magnified by its isolation from similar urban land uses found within the City of Lodi. The alternative would conflict with the City of Lodi General Plan goals encouraging concentration of urban uses, clearly defined urban boundaries, and protection of agricultural lands. In addition, the municipality with jurisdiction over an alternative location would be San Joaquin County, requiring the applicant to start the process over again with a new jurisdiction increasing development costs and time, as well as potentially conflicting with County policies.

## **6.2 ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

Of all of the alternatives, the No Project, No Development Alternative (Alternative 1) would be the preferred alternative. Alternative 1 would avoid all significant impacts of the project and all significant and unavoidable impacts of the project. This alternative would not, however, meet any of the Project Objectives as outlined in Section 2.0 herein. For example, the Project Objectives are to provide for local and extending local shopping in close proximity to a major roadway. It is an objective to create a fiscal benefit to the City through retail shopping uses.

When the Environmentally Superior Alternative is the No Project alternative, CEQA requires that a selection be made among the remaining other alternatives to the proposed project.

Among the other alternatives, Alternative 2 would be preferred. This alternative meets all of the project objectives, while reducing or avoiding significant environmental impacts of the proposed project. For example, this alternative eliminates the need to amend the General Plan to designate NCC uses on the western portion of the project site to accommodate shopping center uses. It reduces on-site transportation and circulation impacts related to the proposed project because it would reduce the retail square footage resulting in a decrease in the number of on-site vehicles. Therefore, this alternative would reduce project-related impacts in the areas of: access and circulation due to the potential for queuing at the main access driveway during the PM peak hour, and internal vehicular circulation due to aisle congestion at a few intersections with major entry roadways (Lower Sacramento Road and



Kettleman Lane). Significant pedestrian circulation and access impacts at the northwest corner of Lower Sacramento Road/Kettleman Lane intersection for on- and off-site access would be reduced because the retail shopping square footages would be reduced. Road A would still be developed with this alternative.

Due to the reduction in vehicle trips associated with Alternative 2, it would also reduce air quality impacts associated with the proposed project. Since the need for loading docks would be reduced with this alternative, stationary source noise impacts would similarly be reduced from project levels. The loading docks necessary for WinCo foods would be eliminated, resulting in a substantial reduction in stationary noise impacts. Secondary socioeconomic effects would be slightly reduced with this alternative, although all secondary socioeconomic effects were found to be less than significant with the proposed project.

Impacts associated with cultural resources would be reduced due to the decreased extent of grading. Biological resource impacts would likewise be reduced to the decreased amount of grading required. Impacts associated with aesthetics/visual resources would also be substantially reduced due to the decreased scope of the project and the elimination of the 24-hour operation, WinCo Foods, included in the proposed project. This would result in a substantial decrease in the amount of light generated during late night hours. The volume of stormwater would be reduced with this alternative through the decreased project size and amount of impervious materials. The demand for public services and utilities would be reduced with this alternative. The reduction in public services and utility demands would come from the decreased project scope and the elimination of the 24-hour operation at the site. By removing the 24-hour operation, demand for services and utilities during late-night hours would be substantially reduced. However, the proposed project would have resulted in less than significant impacts for public services and utilities. Project impacts on geology and hazards and hazardous materials would be similar to those of the proposed project. Loss of prime farmland impacts would be proportionately reduced with this alternative due to the decreased site acreage and extent of grading.

Alternative 2, through the decreased scope of the project and through the elimination of WinCo Foods as a tenant would be the preferred alternative in that it meets all of the project objectives, reduces or eliminates many of the impacts identified with the proposed project, and would not result in any new or previously unidentified impacts.

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